347 MAIN STREET NORTH

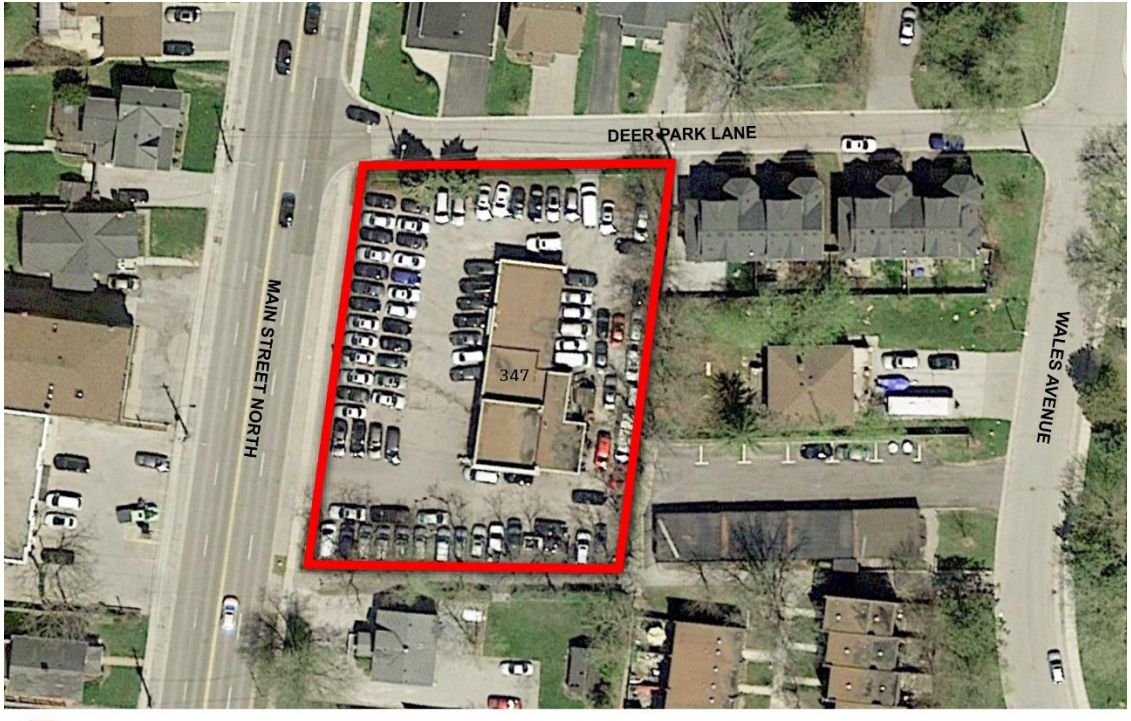
Plenus Developments Inc.

Official Plan & Zoning Bylaw Amendments & Draft Plan of Subdivision

Community Information Meeting
February 10, 2022 | 7:00pm

MALONE GIVEN PARSONS LTD.

SUBJECT SITE



SUBJECT LANDS
347 Main Street North, Markham

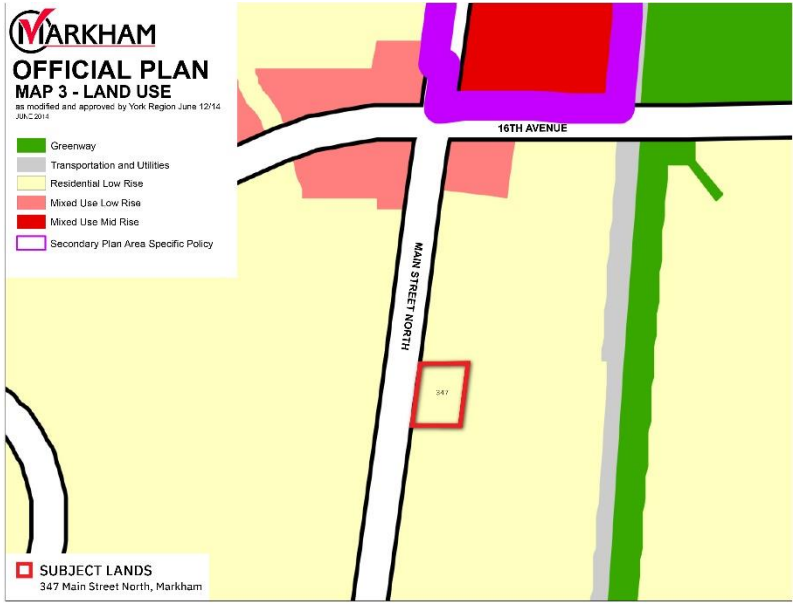
12.5 0 25 50m

Google Earth, July 2018

Location	Southeast corner of Deer Park Lane and Main Street North
Size	0.26 hectares (0.64 acres)
Current Status	Currently occupied by a used car dealership

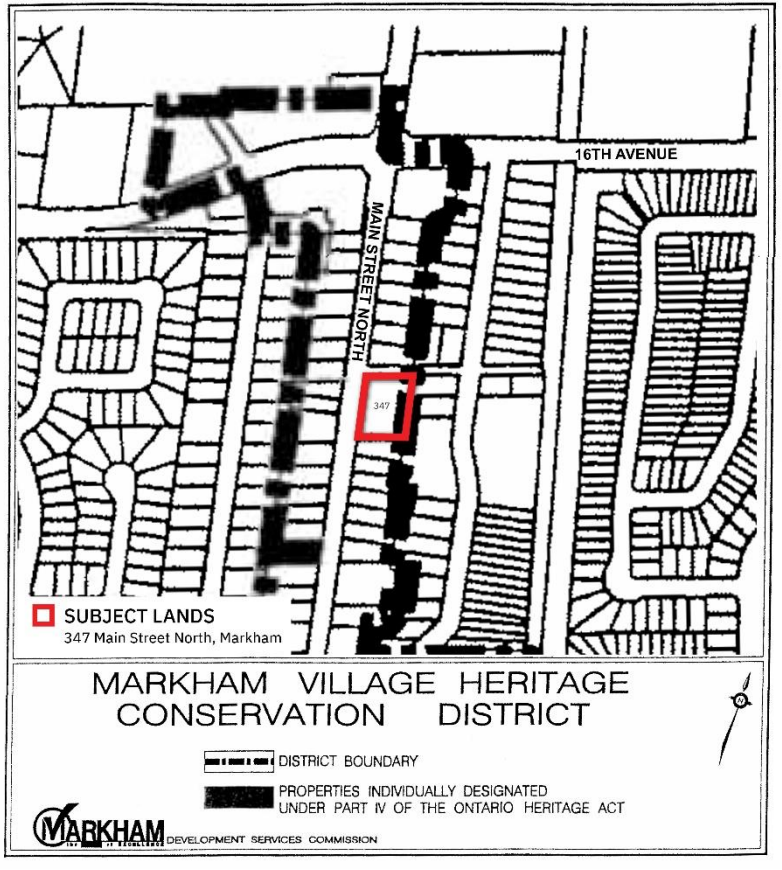
EXISTING CONDITIONS

CITY OF MARKHAM OFFICIAL PLAN



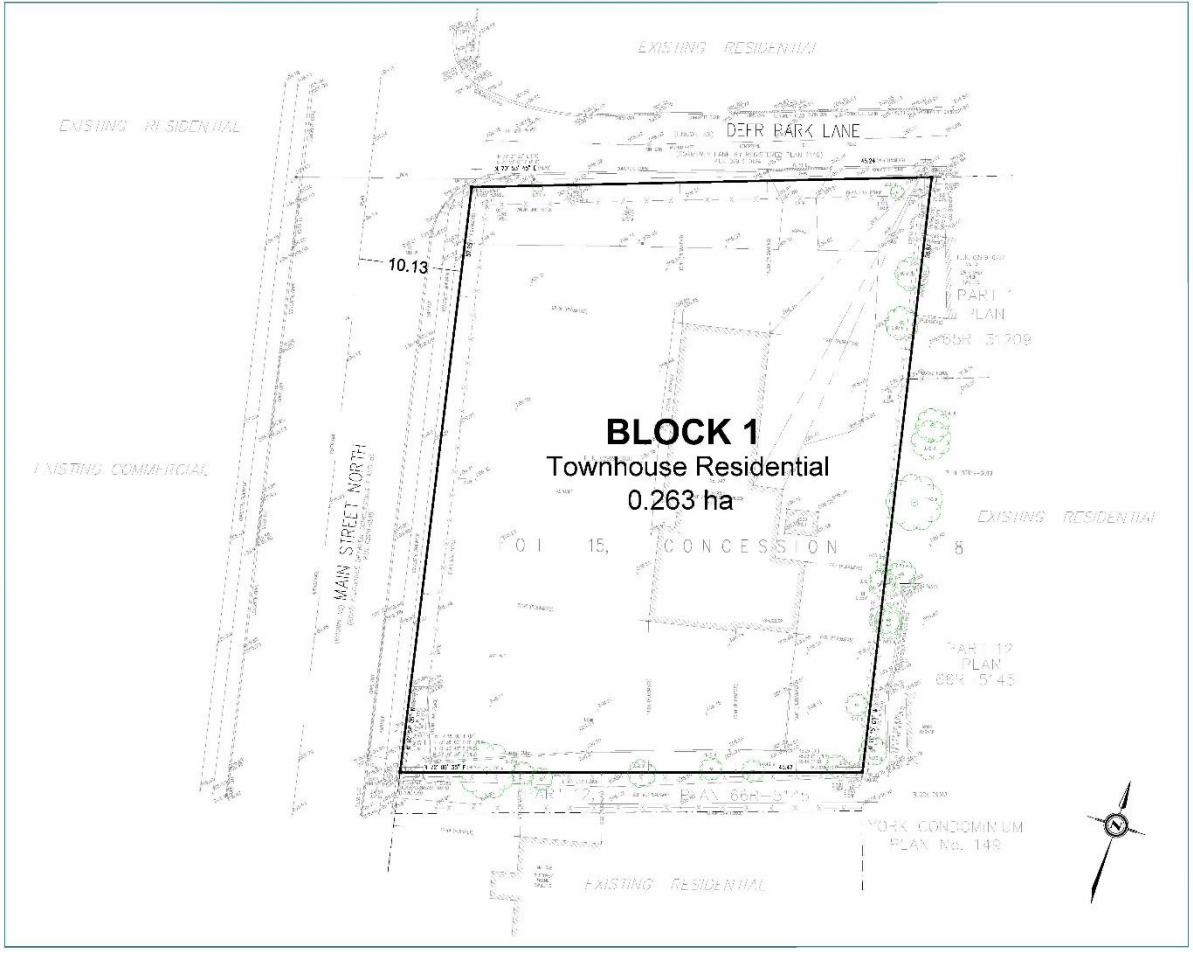
- Site is designated **"Residential Low Rise"** in the City of Markham Official Plan.
- The Residential Low Rise designation permits a range of ground-oriented residential built forms including townhouses up to a maximum height of 3 storeys
- Markham OP encourages a greater share of townhouse units be added to the housing stock (Policy 4.1.2.4)

MARKHAM VILLAGE DISTRICT



- Site is located within the Markham Village Heritage Conservation District
- Land use objective is to build upon the diverse characteristics of the Heritage Centre, recognize the distinct character and ensure compatible infill development
- Maximum building heights are 2.5 storeys

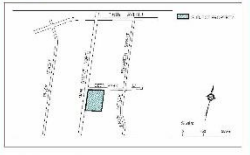
DRAFT PLAN OF SUBDIVSION



DRAFT PLAN OF SUBDIVISION
XXT-XXXXXX

Part of Lot 15,
Concession 8,
(Geographic Township of Markham)
City of Markham
Regional Municipality of York

KEY PLAN



SCHEDULE OF LAND USE

Lot/Block	Land Use	Area(ha)
Block 1	Townhouse Residential	0.263
Total		0.263

OWNER'S AUTHORIZATION

SURVEYOR'S CERTIFICATE

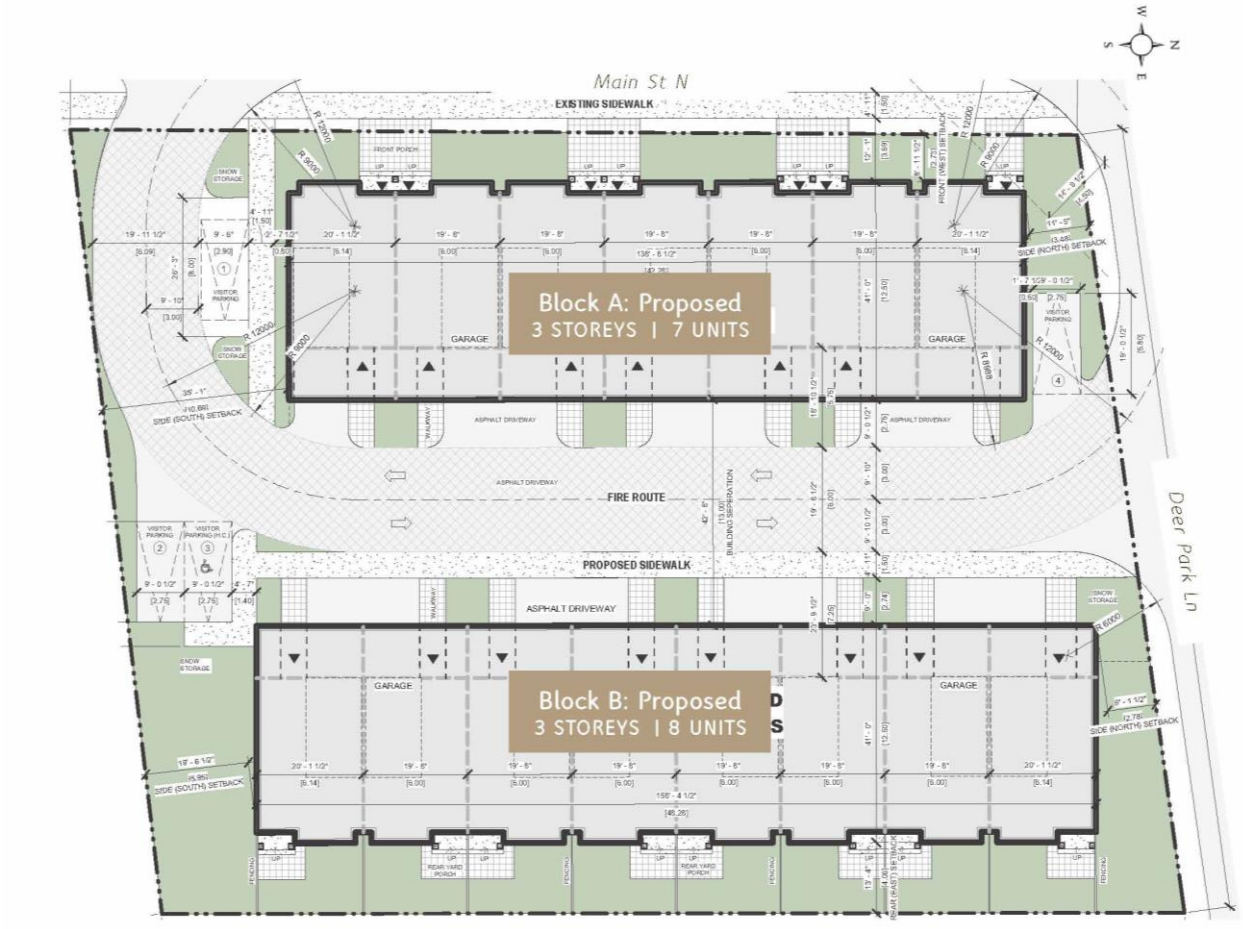
ADDITIONAL INFORMATION

SCALE: 1:200

Prepared For:

MGP Malone Given Parsons

SITE PLAN

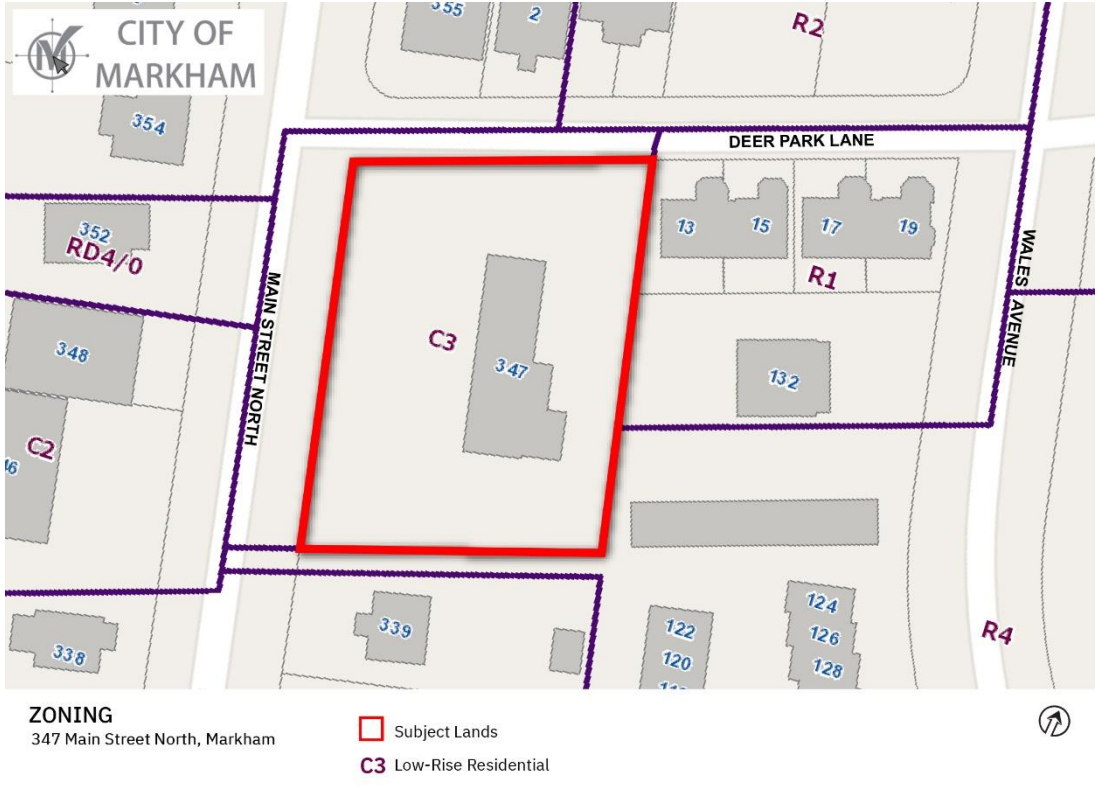

Main St N
EXISTING SIDEWALK
Block A: Proposed
3 STOREYS | 7 UNITS
GARAGE
GARAGE
ASPHALT DRIVEWAY
FIRE ROUTE
PROPOSED SIDEWALK
ASPHALT DRIVEWAY
Block B: Proposed
3 STOREYS | 8 UNITS
GARAGE
GARAGE
Deer Park Ln
SIDE (SOUTH) SETBACK
SIDE (NORTH) SETBACK
SIDE (SOUTH) SETBACK
SIDE (NORTH) SETBACK
REAR (EAST) SETBACK
VISITOR PARKING
SNOW STORAGE
FRONT PORCH
REAR YARD PORCH
FENCING
BUILDING SEPARATION
W
S
N
E

ARCHITECTURAL RENDERINGS

ARCHITECTURAL RENDERINGS

ZONING BY-LAW 1229

EXISTING ZONING



- The Subject Property is currently zoned Service Commercial (C3) under Zoning Bylaw 1229
- The applicant proposes to rezone the Subject Property from the current zoning to Residential Medium Density 1 (RMD1-X) with site specific provisions

ANY QUESTIONS?